

**APPROVED 5/8/03**

**MINUTES**

**Historic Preservation Commission  
7447 E. Indian School Road  
First Floor Community Development Conference Rooms  
April 10, 2003  
5:00 P.M.**

**CALL TO ORDER**

The meeting was called to order at 5:05 P.M.

**ATTENDANCE**

Present: Cathy Johnson, Chairperson  
B.J. Gonzales  
Tom Lennon  
Doug Sydnor  
Janet Wilson  
Ed Wimmer

Staff: Don Meserve  
Debbie Abele

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**MINUTES**

Commissioner Wimmer requested a correction to the March 13, 2003 minutes. He stated the minutes should reflect that he was absent. Mr. Meserve stated that they would also correct the minutes to reflect the votes were 5 to 0 as opposed to 6 to 0.

Chairperson Johnson stated that the minutes of March 13, 2003 stood approved as amended.

**DISCUSSION OF CITY COUNCIL APPROVAL OF HOTEL VALLEY HO HISTORIC PRESERVATION PLAN AND AMENDED DEVELOPMENT STANDARDS**

Ms. Abele reported the City Council unanimously approved the Hotel Valley Ho Historic Preservation Plan and amended development standards. She further reported there was no one who spoke in opposition to the request. She remarked the City Council seemed quite supportive of the project. She further remarked some of the concerns staff wrestled with early in the process were not raised at the hearing. The design and plan were well received. Eight written comment cards were submitted at the hearing; six in favor of the request and two opposed.

Ms. Abele stated there were some last minute concerns going into the meeting from city management about the fact that they were taking financial incentives to Council that the Council was not going to approve because they felt that might be confusing. She further stated there was a strong emphasis in the presentation to make the point that Council was not being asked to approve the financial incentives to ensure that the Council and the public understood.

Ms. Abele reviewed the next steps. The next step is the application to rehabilitate the historic hotel that will be sent to the State Historic Preservation Office (SHPO) for a 30-day review and then it will go to the National Parks Service for approval of the plans. After the owner has received any requested changes to the plans from the Parks Service, they will bring the site plan and elevations back to the Commission for design review and action. She reported that Preservation staff will meet with Economic Vitality staff the end of next week to begin to craft the actual development agreement on the financial incentives for the Hotel Valley Ho.

Commissioner Gonzales stated he would like to thank staff and everybody that came out to the City Council meeting. He further stated he felt staff presented the proposal professionally. They did a good job and were prepared. He remarked he felt the contact the Commissioners had with the City Council members seemed to make this a smooth process. He further remarked the applicant did a great job.

Commissioner Wilson stated it was a great experience. It was very positive and rewarding.

Mr. Meserve stated it was great that Ms. Abele was able to get additional photos for the presentation from her national contacts. Mr. Meserve further stated the Hotel Valley Ho owner held a lot of meetings with the residents of Southwest Village. In the beginning there were a lot of questions about the proposed six-story height of the addition, but in the end the owner had the support of the homeowners association.

#### **DISCUSSION ON MAY PUBLIC MEETING ON DOWNTOWN SURVEY RESULTS AND PROSPECTIVE REGISTER PROPERTIES**

Ms. Abele stated staff has arranged to have the May 8<sup>th</sup> meeting at the Community Design Studio at 75<sup>th</sup> Street and Indian School Road. She reviewed who staff will be mailing invitations to the public meeting. She further stated they will review the Downtown Survey results at this meeting. They will also discuss the prospective register properties.

Commissioner Sydnor stated he would not be able to attend that meeting because he will be out-of-town. Commissioner Wilson stated she would have to leave the meeting early.

## **COMMITTEE REPORTS/MEETING SCHEDULES**

### **Historic Register Committee**

Commissioner Gonzales reported that at the last Historic Register Committee meeting they reviewed the information Ms. Abele and her Assistant, Liz Wilson, presented to them on postwar subdivisions.

Ms. Abele stated they decided at the last meeting to look at the 1950's subdivisions first. The Committee agreed that subdivisions that had alterations to more than 50 percent of the houses would be eliminated. It was also determined that any strong degree of alteration was not enough to eliminate it because it is more a matter of how it was done.

Ms. Abele stated they are putting together a packet on 1950s neighborhoods that will be presented to the Committee in the next few weeks. She further stated they have collected a lot more information about these neighborhoods. She reported they have broken them down into four subsets according to the size of the house and if it was of brick construction. She further reported they have prepared an overview map that maps out all of those subdivisions. She noted she is preparing a historical summary sheet that would outline the character defining features of the subdivisions. The committee will receive this packet and be asked to fill out an evaluation sheet on each of the thirty-five subdivisions.

It was determined the next Historic Register Committee meeting would be held on April 16<sup>th</sup> at 5:15 p.m. to go over the packet of materials on the 1950s subdivisions.

### **Education Outreach Committee**

Commissioner Wilson reported the Education Outreach Committee held a meeting April 9th. She further reported they discussed the Friends of Historic Preservation meeting held on February 22<sup>nd</sup>. She stated they also discussed communication strategies. They decided to have a quarterly newsletter. She further stated they would like to see the web site finished. Ms. Abele stated Mr. Cafarella has indicated he would take care of the delays on the web site.

Commissioner Wilson stated their next meeting will be held on May 8<sup>th</sup> at 4:00 p.m. before the next commission meeting and open house.

## **HPC/STAFF REPORT AND ANNOUNCEMENTS**

Mr. Meserve reported the Arizona Heritage Preservation Honor Awards 2003 will be held on Friday, May 9<sup>th</sup> at the Phoenix Masonic Temple in downtown Phoenix.

Mr. Meserve stated the Statewide Historic Preservation Partnership Conference will be held on June 26<sup>th</sup>-28 2003 at the Historic San Marcos Hotel in Chandler, Arizona. He requested any of the commissioners' who are interested in registering to attend this conference to let him know

and staff will determine if there is any money to assist them with the registration fee. The City could get assistance for conference registration from Certified Local Government (CLG) funds from the State Historic Preservation Office (SHPO).

Mr. Meserve stated there was an ASU student study done with some neighbors and city staff. The study looked at ways to rehab houses and they put together a guidebook. There is a workshop at the Community Design Studio on May 17<sup>th</sup> on the project.

### **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Commissioner Wilson reported the History Hall of Fame Dinner will be held on Wednesday, April 23, 2003 at Chaparral Suites.

Commissioner Sydnor stated Mr. Meserve authored a letter for the Incentive Committee that he just signed prior to the meeting thanking them for their past efforts and contributions.

Commissioner Sydnor stated he attended a program last night on the Morrison Institute report entitled "Which Way Scottsdale", sponsored by the Arizona Republic, that featured the importance of the World War II subdivisions in the southern part of the city.

Commissioner Sydnor described a bank designed by Craig Elwood on the southeast corner of Mill and University in Tempe that is threatened by construction of the ASU business school. He stated he is trying to save this building and bring it to Scottsdale. The difficulty would be finding some place to put it.

Commissioner Wilson reported there was a fire that was caught quickly at the POW camp buildings on Scottsdale Road, south of Thomas Road. She provided information on the historical significance of these buildings. She stated the character of that neighborhood has changed so there is interest in moving them. The biggest concern is finding a piece of property and there is the issue of maintenance and security. They have found a site they think would be perfect north of Oak off of 66<sup>th</sup> Place.

### **FUTURE MEETINGS AND AGENDA ITEMS**

Chairperson Johnson stated the next meeting will be held on May 8th.

Meeting adjourned at 6:00 p.m.

Submitted by:

For the Record Court Reporters  
41002min